

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
			PJs in State:	30			
Program Progress:							
% of Funds Committed	99.92 %	99.45 %	19	97.21 %	69	68	
% of Funds Disbursed	95.63 %	95.34 %	13	90.53 %	76	74	
Leveraging Ratio for Rental Activities	3.57	5.18	21	4.97	34	39	
% of Completed Rental Disbursements to All Rental Commitments***	69.28 %	90.77 %	27	85.01 %	11	10	
% of Completed CHDO Disbursements to All CHDO Reservations***	58.09 %	72.60 %	25	73.71 %	18	19	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.99 %	81.82 %	9	81.48 %	61	60	
% of 0-30% AMI Renters to All Renters***	59.76 %	36.36 %	1	45.54 %	78	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.37 %	98.50 %	20	96.14 %	42	41	
Overall Ranking:			In State:	20 / 30	Nationally:	35	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,169	\$20,239		\$28,248	246 Units	31.60 %	
Homebuyer Unit	\$24,416	\$17,098		\$15,487	302 Units	38.80 %	
Homeowner-Rehab Unit	\$12,500	\$16,511		\$0	231 Units	29.70 %	
TBRA Unit	\$0	\$5,823		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Reading PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$31,048	\$65,414	\$12,407
State:*	\$103,966	\$43,461	\$16,511
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 1.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	40.3	19.9	50.2	0.0	Single/Non-Elderly:	18.1	66.9	27.9	0.0
Black/African American:	18.5	8.9	19.2	0.0	Elderly:	44.4	1.3	20.1	0.0
Asian:	0.0	0.3	0.0	0.0	Related/Single Parent:	25.1	17.2	25.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	9.1	13.6	19.2	0.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	0.0	Other:	3.3	1.0	6.6	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	0.7	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	4.5	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	35.8	70.2	30.6	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	51.4	15.2	30.1	0.0	Section 8:	11.5	0.0 [#]		
2 Persons:	20.2	17.2	23.1	0.0	HOME TBRA:	6.6			
3 Persons:	13.2	30.8	20.5	0.0	Other:	21.8			
4 Persons:	11.9	21.2	13.5	0.0	No Assistance:	60.1			
5 Persons:	2.5	10.3	3.5	0.0					
6 Persons:	0.0	2.6	4.8	0.0					
7 Persons:	0.4	2.3	3.5	0.0					
8 or more Persons:	0.4	0.3	0.9	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			128	

* The State average includes all local and the State PJs within that state

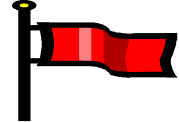
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Reading State: PA Group Rank: 35
 (Percentile)
 State Rank: 20 / 30 PJs Overall Rank: 0
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	69.28	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	58.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	98.37	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	0.65	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

